

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

MAY 13, 2021 AGENDA

REGULAR MEETING – 6:30 p.m.

- 1. MEETING CALLED TO ORDER**
- 2. FLAG SALUTE**
- 3. CHAIRMAN'S STATEMENT - OPEN PUBLIC MEETINGS ACT**
- 4. ROLL CALL AND DECLARATION OF QUORUM**

JASON CRISPIN	_____	JOSEPH KEMPKER	_____
ART BLANK	_____	RICHARD TUTELA	_____
ROBERT ALSTON	_____	ANTHONY FONTANA	_____
LYNN R. O'TOOLE	_____		

ALTERNATES:

NELS LUTHMAN (ALT#1)	_____
ANTHONY COLUCCI (ALT #2)	_____
RICHARD ANGIOLETTI (ALT #3)	_____
MATTHEW YEZZI (ALT #4)	_____

5. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT

- A. Escrow Voucher for Hierung, Dupignac & Stanzione, et al
- B. Escrow Voucher for Remington & Vernick Engineers Inc.
- C. Escrow Voucher for Asst. Twp. & Asst. ZBOA Planner for
Twp. of Toms River Current Fund for Robert Hudak. P.P.

6. ESCROW REFUND VOUCHERS

- A. Refund voucher for Joseph A. Montalban, Block 571.07, Lot 80
- B. Refund voucher for Michael Campion, Block 913, Lots 30,32,34
- C. Refund voucher for Brenda Ferrarini, Block 1009, Lot 4

7. MINUTES OF THE MEETING

- A. Board of Adjustment minutes for the Regular Meeting of February 11, 2021

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
MAY 13, 2021**

8. **RESOLUTIONS OF APPROVAL**
9. **BOARD ACTION ON APPLICATION**
10. **PUBLIC COMMENT**
11. **ADJOURNMENT**

RESOLUTIONS OF APPROVAL

1. Barbara Pietrowicz– 2271 Yorktowne Blvd, Block 192.04, Lot 5,
Appeal #13716- Bulk Variance-Approved
2. Catherine & Vincent Belgiovene – 3 Lagoon Drive East, Block 232.27, Lots
43,44, Appeal #13712-Bulk Variance-Approved
3. Melanie McKeown – 1944 Railway Ave West, Block 1007.01, Lot 5,
Appeal #13719-Bulk Variance-Approved

NEW APPLICATIONS

APPEAL #13718 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | |
|-----------------|---------------------------|
| 1. Vait Rizvani | Block: 235.32 |
| 22 Sunrise Way | Lots: 24 |
| Zone: R-75 | |
| July 24, 2021 | ESCROW ACCT# X-23—B01-718 |

Applicant proposes to install new mechanical equipment (a new generator and an air conditioning unit) in a required front yard at subject property.

Mechanicals Front Yard	-25' required/permitted
	-14.25' proposed

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APPEAL #13722 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY
HEARD

- | | | |
|----|---|--|
| 2. | Otto K. Rossmeyer
48 Channel Road
Zone: R-50
August 11, 2021 | Block: 235.23
Lot: 1

ESCROW ACCT# X-23—B01-722 |
|----|---|--|

Applicant proposes to construct an in-ground pool and spa at the subject property.

Min. Front Yard Setback	-25' required/permitted -18.2' proposed
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APPEAL #13717– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY
HEARD

- | | | |
|----|--|---|
| 3. | Jessica Sutera
115 Maine Street
Zone: R-90
August 5, 2021 | Block: 238
Lot: 6

ESCROW ACCT# X-23—B01-717 |
|----|--|---|

Applicant proposes to install an in-ground pool and legalize the existing front yard fence at the subject property.

Pool, Min. Side Yard Setback	-10' required/permitted -7' proposed
Fences in Front Yard	-48" max. ht. & 66% open required/permitted -6 ft. high solid fence proposed

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APPEAL #13720 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

4.	Greg & Michelle Cory 11 Pilot Road Zone: R-50 July 24, 2021	Block: 235.26 Lot: 19 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-720
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Applicant proposes to construct an in-ground pool and deck in the rear yard of the subject property.

Pool, Rear Yard Setback	-8' required/permitted -5.3' proposed
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Min. Required Setback from Pool to Bldg	-8' required/permitted -7' proposed
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